



TOWN OF KNIGHTDALE
PLANNING AND ENGINEERING COMMITTEE
MINUTES OF THE MEETING MAY 10, 2010

950 Steeple Square Court, Knightdale, North Carolina 27545

Mr. Hills called the meeting to order at 5:56PM, May 10, 2010.

Item II – Roll Call

In attendance: Doug Taylor, Brett Zick, Councilor Poirier, Councilor Gleason

Not Attending:

Staff Present: Fred Boone, Chris Hills, Jeff Triezenberg, Jennifer Currin

Item III – Adoption of the Agenda

...Councilor Gleason asked if the agenda could be moved around a bit to accommodate his tight schedule. The committee agreed.

Item VI – New Business

Roadway Cross section

Mr. Hills explained that when staff started to look at road improvements being done by developers, it found issues with roadway completion. The ordinance says that the roadway cross section is specific and clear, often including a median, and people have been doing asphalt to the center of the road. The question is how development procedure should be laid out to accommodate the other half of the road and any necessary medians in the cross section.

Discussion among the committee revolved around the appropriate way to hold developers accountable for roadway, particularly median, improvements to a road that does not have development entirely surrounding it.

Mr. Hills explained that a possible text amendment to the UDO, in Chapter 17, would derive an explicit process for roadway improvements working toward the cross section, and this could include a fee in lieu option of constructing the improvement if the other side of the road was not yet at its ultimate cross section width.

The group found this acceptable, by consent.

Storm Water Management

Councilor Gleason next asked Mr. Boone to discuss Phase 2 Storm Water Management.

Mr. Boone explained that five years is up on the initial NPDES storm water document. The document he brought to the committee was a culmination of the permit renewal process plus next five year storm water management system. The Town is still behind on full compliance for the original five years. The goal would be to square away our current requirements instead of pushing for anything additional. The process is iterative, it will go to the Department of Water Quality for review and they will come back with their analysis.

Mr. Zick asked if this was the street sweeper.

Mr. Boone explained that the projects covered by this storm water grant are, in order of priority,

1. Storm water plan

2. Storm water investments
3. Street sweeper

He explained that the street sweeper is a longer term project. The items detailed in the plan are designed to secure funding for storm water mapping in the meantime. The staff has requested money for storm water funding in 2011, but it will likely not happen until 2012.

Councilor Poirier asked if most towns were behind on their plans.

Mr. Boone explained that he was under the impression that Knightdale was not the only town behind on its plan. Big cities with resources have done their part, but the Town hasn't done the little things elaborated in this plan. The Town does not currently have a nutrient system, but staff is expecting to have that asked for.

Mr. Zick inquired about storm water ponds, and Mr. Boone noted that while the Town has those, they haven't met nitrogen buy down standards. The Town has a requirement for detention and total solids removals. Mr. Boone said that he expected that the DWQ will come back and ask about nitrogen dispersal.

Mr. Gleason noted that the Town can receive credits for nitrogen removal. Mr. Boone elaborated that it is based on the amount of nitrogen created per acre, per year. Developers can buy down the difference between the requirement, 3.6 pounds per year, and the maximum allowed, 10. The fee then goes to the NC ecosystem restoration system.

Fayetteville St. Railroad Crossing

Councilor Gleason asked for an update on the progress of the North Carolina Department of Transportation's efforts to close the Fayetteville St. railroad crossing.

Mr. Boone explained that the comment period had ended, 30 days after April 8th, and that the Town should be hearing any day now from the NC DOT.

Councilor Gleason asked what the recourse would be.

Mr. Boone noted that the recourse would depend on the response.

Landscaping project on 540

Mr. Boone discussed the upgrades to the landscaping at the intersection of Knightdale Boulevard and I-540. Trees and Crepe Myrtles are going up along the corridors and will be followed by planting beds on each quadrant. Currently only 25% of the total amount of mulch for the area has been distributed, ultimately it will be very deep, though Mr. Boone was unsure of the exact thickness. The contractor is responsible for keeping the plants alive for the first year, and they cover the replacement of plants that die in the first year. Mr. Boone explained that the Contractor knew that the site was overgrown and needed to be addressed soon.

Miscellaneous Engineering Projects

Mr. Boone explained that the siphon project started in January and that everything had been installed up to the last manholes ready to cross the river. When the moratorium on construction of Neuse River crossings ends in September, the open cut of the river will happen.

Mr. Boone also updated First Avenue progress and explaining that CAMPO had approved STPA funds which will provide \$650,000 for the project. The Town's 20% match is 160,000 and is structured like a stimulus project. Design is complete, ready to progress, waiting on construction authorization. It is a lot of money which will help with planning for the project and Wilder property acquisition.

Councilor Gleason asked if it had been bid.

Mr. Boone explained that it had not yet because funds had not been secured, he elaborated that the project would probably be bid in October after construction approval in September. As part of the project, staff will need to nail down utility relocation costs as the 800k includes utility relocation costs.

Wake County transit plan

Mr. Hills explained that in April staff met with representatives of Wake County about the half cent transit tax proposal. Staff has met with CAMPO and received information about what this additional funding may bring to the individual communities and to begin to map out priorities. Mr. Hills distributed a draft document of potential investments which shows that at this time they have proposed enhanced express bus service. Staff has asked them to add Knightdale to the CAT route that serves the Wal-Mart on New Bern Avenue in Raleigh as that line already comes within 2 miles of facilities ready to receive transit service in our Town limits. Staff has also pushed a circulator to serve major destinations around the Town and this funding could cover a significant portion of the cost. Finally, the Town is also looking at some type of service to the Wake Tech North/Triangle Town Center hub.

Mr. Hills referenced a map that showed what the Comprehensive Planning Committee identified as priority zones. Eastern side of town will provide the possibility for more intense development for and long term for rail zones.

The committee generally agreed that the modest steps asked for by staff were good, particularly an extension of the CAT line from the Wal-Mart supercenter on New Bern Ave to Knightdale.

The committee was concerned with the relatively low amount of intensity in Eastern Wake County. Then, they turned the focus toward an area shown on the eastern side of Knightdale identified as a possible target for transit investment.

Mr. Hills explained that the eastern side as has the access points, for both busses on Wendell falls interchange and rail lines. In the town Comprehensive Plan there are three rail stations identified, of those the east side is the only area that has limited development to facilitate long term transit density.

The committee generally agreed that it was a good start.

Mr. Hills noted that it was a start, and they'll come back with their plan. Our council won't support it unless the area is serviced. Given Raleigh's ability to pass the tax increase without any peripheral support, the staff was uncertain about Raleigh's motives. Triangle Transit first came to the Town with a few extra busses; it didn't seem to show value.

Mr. Hills explained that a positive outcome of the process was the reemergence of the Eastern Rail Corridor as a viable transit corridor, even if only seen as a long term possibility. He elaborated that this was reflected in the land use designations of the Town.

...Councilor Gleason excused himself at 6:35.

Minimum housing ordinance

Mr. Hills explained that the current minimum housing ordinance only applies to rental housing. In doing some investigation of problem properties, it became clear that the housing was owner occupied. Mr. Hills wanted to gauge the interest of the Planning and Engineering Committee in pursuing an expansion of the policy. It would take some tweaking, taking out the rental permit, as originally it was a focus on landlords taking care of their properties. The Town has gone after some apartment communities, who complied relatively quickly, but our code enforcement staff keeps running into owner occupied housing. The staff would also like to look at folding the minimum housing ordinance into the UDO to allow the policy to apply to the ETJ; particularly of concern are those at Hodge Rd and 64, gateways.

Councilor Poirier asked if other municipalities had dealt with this issue. Other members of the committee expressed concern it would infringe on ownership rights.

Mr. Hills noted that he had yet to contact his counterparts in regards to that issue. He continued that he thought the town wouldn't be going after every home, but expressed an interest in areas of high priority, like gateways. Mr. Hills noted that he would come back soon with proposals of how to address the issue.

Fences

The committee discussed fences in easements as a concern. Mr. Hills noted that there was no policy that prohibited fences from being built in easements, but that the property is ceded when the real estate is transferred. The members were interested in the staff coming to a recommendation about the construction of fences in easements and potentially making a distinction between buried easements and aerial easements.

Kemp Dr.

Mr. Triezenberg explained that the neighborhood along Kemp Rd. was primarily mobile homes. In the past few months there have been three requests for new mobile homes to replace older mobile homes along the road. By the standards of the zoning district, they were not allowed because they didn't meet the 1 acre or 100 foot width requirement, but they were close. It appeared that in the Zoning of this area may have been overlooked. Staff does not believe that development will come soon in this area, so a mobile home overlay district in this area might be ideal to allow flexibility in the neighborhood and let new mobile homes replace the seriously deteriorated ones.

There was some concern from the committee about the condition of the properties and the potential view of the homes from the 540 right of way, but Mr. Triezenberg explained that the view into the properties would be minimal and the overall goal of the overlay district would be to help people to reinvest what they have. He said that he expected to bring up a map amendment for next month; it would most likely be in the legislative agenda.

...The meeting was adjourned without objection by Mr. Hills at 6:57.

 ATTEST